

THE REAL ESTATE MARKET.

SPECULATORS ACTIVE IN THE MIDTOWN DISTRICTS.

Park Avenue Corner Brings a New High Record Price—Value of a Plot Near Longacre Square Sold for Improvement—More About 725 Fifth Avenue.

Professional dealing in the midtown districts was the principal feature of yesterday's brokerage reports. In the Longacre Square neighborhood a valuable plot was bought for improvement with a business building. Several purchases were made in the district between Twenty-sixth and Thirty-fourth streets, Madison and Lexington avenues. The southeast corner of Fourth avenue and Thirty-second street was bought by John L. Martin, an operator for \$150,000, or \$75 a square foot. This is the record price paid for Fourth avenue property.

The next highest rate is \$52 a square foot, given by G. A. Schwab for the southeast corner of Thirty-first street. In both instances the transaction was of a speculative character. This proves to have been the case also in the purchase of No. 388 Fourth avenue, which, it turns out, was secured by the Fashion Realty Company, of which G. Schwab is president and Morris Kraus treasurer. The company is understood to be negotiating for the adjoining northeast corner of Twenty-seventh street.

It is said that twenty-one sales have been made in Fourth avenue between Twenty-sixth and Thirty-fourth streets in the last five weeks. Whether the operators active in this stretch of the avenue have any inside information pointing to important changes in its character cannot be learned. It is known, however, that the Park Avenue Hotel, which was recently for sale, has been like the car lot block opposite, been withdrawn from the market. The presumption is that both are wanted for a union railway station by the Pennsylvania, New Haven and Metropolitan roads.

It was learned on apparently good authority that Charles W. Morse is the prospective buyer of the Madison and Lexington block, which is owned by Harry Payne Whitney. It is a five-story American basement dwelling, adjoining Mr. Whitney's residence at the southwest corner of Madison and Lexington streets. Mr. Morse bought No. 726 Fifth avenue about a month ago from the Commonwealth Realty Company. His residence is at No. 724 Fifth avenue. The property is a large estate property at the northwest corner of Fifty-sixth street.

The contract for the purchase of No. 728 Fifth avenue has not been completed, but it is understood that the terms have been agreed upon.

Private Sales.

Forty-fifth Street.—Samuel Goldstick sold for Walter J. Cohn the two three-story and basement dwellings at Nos. 120 and 122 West Forty-fifth street, on plot 33, \$130,000. The buyer will erect six-story business building. About \$100,000 has been involved in the deal.

Thirtieth Street.—L. J. Phillips & Co. have sold for Mary M. Taylor No. 39 West Thirtieth street, a four-story building, on lot 10, \$125,000. The buyer will rent the property for business purposes.

Fourth Avenue.—Felson Bros. have sold for Caroline A. Lane the four-story building, on lot 10, \$145,750. The buyer will rent the property for business purposes.

Amsterdam Avenue.—Duff & Brown have sold for Mrs. J. A. Booth of Atlantic City to a builder for improvement the lot 25,000, on the west side of Amsterdam avenue, seventy-five feet front of lot 1st street.

121st Street.—F. E. Malachuk has sold for A. A. and J. W. Teets No. 34 West 121st street, a three-story and basement stone front dwelling, on lot 10, \$100,000.

111th Street.—H. D. Baker & Brother have sold for the City of New York the lot 10, \$100,000. The buyer will erect a three-story and basement dwelling, on lot 10, \$100,000.

Brooklyn.—De Selting Brothers have sold for the State estate the following property in the Eastern district: a lot 10, \$100,000. The buyer will erect a three-story and basement dwelling, on lot 10, \$100,000.

Brooklyn.—Jacob Schattman has resold the sixty-six lots which he bought recently on Avenue D and East 14th and 15th streets in the Thirty-first Ward, to a client of C. W. Spurr.

Corvus Avenue.—G. Thiel & Co. have sold for Joseph L. Buttner the two-story and basement dwelling, on lot 10, \$100,000. The buyer will erect a three-story and basement dwelling, on lot 10, \$100,000.

187th Street.—Isaac Portman & Sons have bought from Mrs. J. W. Taylor the two-story and basement dwelling, on lot 10, \$100,000. The buyer will erect a three-story and basement dwelling, on lot 10, \$100,000.

Lexington Avenue.—J. W. Taft has sold for Mrs. E. N. Hall of Brooklyn, No. 34 Lexington avenue, a four-story brownstone front dwelling, on lot 10, \$100,000.

Kinety-fifth Street.—William Colgate has bought the two-story and basement dwelling, on lot 10, \$100,000. The buyer will erect a three-story and basement dwelling, on lot 10, \$100,000.

Sixty-second Street.—Mary G. Landan has sold No. 42 East Sixty-second street, a five-story brownstone front dwelling, on lot 10, \$100,000. The buyer will erect a three-story and basement dwelling, on lot 10, \$100,000.

Fourth Avenue.—F. T. Barry has sold for L. E. Immen to John L. Martin the five-story building, on lot 10, \$100,000. The buyer will erect a three-story and basement dwelling, on lot 10, \$100,000.

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CITY REAL ESTATE.

Doubtful Questions of Title.

Doubtful questions of title are submitted to the most careful scrutiny and are referred to the Committee of Counsel, which is composed of the best known real estate conveyancers in the city. Applicant has selection of counsel should be so desired.

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Lawyers Title Insurance and Trust Company

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(Trust Department)
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(Trust Department)
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One mistake in a mortgage investment may cost you the savings of years of prudence. Why not buy only

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LAWYERS MORTGAGE CO

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Geo. R. Read & Co.,

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Branch: 110 Nassau St., 2nd Fl.

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4% Money

A large amount to loan on improved properties at reasonable rates.
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125 Broadway, Cor. Cedar.

MORTGAGE LOANS

Low rates and easy terms for examining titles.
WYMAN & CO.,
22 William St., N. Y. City.

MONEY TO LOAN

ON BOND AND MORTGAGE.
M. JOSEPH HANSON & CO., 200 BROADWAY.

FROM BATTERY TO 14TH ST. INCLUSIVE.

PART OF LARGE LIGHT FLOOR steam heat fronting on Broadway. Call on premises. SCHERERHORN, 3 East 14th St.

DESIRABLE RESIDENCES, Washington Sq.

12th St. inclusive, rent \$22,000. Call on premises. SCHERERHORN, 3 East 14th St.

ABOVE 14TH ST. 5TH AV. TO EAST

EAST 8TH ST.—A four-story double lot, 23,000 sq. ft. rent \$22,000. MEAD, 16 Court St., Brooklyn.

BOROUGH OF BRONX—SALE OR RENT

AUCTION SALE—Forty-eight lots, including the lot 10, \$100,000. The buyer will erect a three-story and basement dwelling, on lot 10, \$100,000.

REAL ESTATE WANTED.

It will not be necessary to list your property elsewhere if you consult us first. Buyers waiting for all classes.

QUICK SALES.

It will not be necessary to list your property elsewhere if you consult us first. Buyers waiting for all classes.

Leonard Moody R. E. Co.,

187 MONTAGUE ST., BROOKLYN.

Park avenue, sold by Charles T. Barney. Mr. Barney recently bought No. 717 and 719 Park avenue, adjoining No. 715. It is understood that he will improve the lot.

Louis Schlar has leased for Louis Sachs the buildings at Nos. 121 and 123 West Seventy-second street, on lot 10, \$100,000. The buyer will erect a three-story and basement dwelling, on lot 10, \$100,000.

Charles B. Brown has leased for the City of New York the lot 10, \$100,000. The buyer will erect a three-story and basement dwelling, on lot 10, \$100,000.

Henry George W. Connell, the store and basement at No. 131 West Twenty-second street, on lot 10, \$100,000. The buyer will erect a three-story and basement dwelling, on lot 10, \$100,000.

For George L. Smith, the first floor at No. 360 Sixth avenue, on lot 10, \$100,000. The buyer will erect a three-story and basement dwelling, on lot 10, \$100,000.

Bonelli, Silver & Hovey, the second floor at No. 100 West Twenty-second street, on lot 10, \$100,000. The buyer will erect a three-story and basement dwelling, on lot 10, \$100,000.

Thomas E. Greason is the buyer of the Broadway building, on lot 10, \$100,000. The buyer will erect a three-story and basement dwelling, on lot 10, \$100,000.

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Private Beach and Golf Course. Bathing Boating Fishing.

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ANGELHAUS CONSTRUCTION CO'S MODEL COTTAGES. To Order or Ready Built.

WOODHAVEN AVE., Borough of Queens. Telephone 239 Richmond Hill.

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BEST TWO FAMILY HOUSES

In the St. Mark's Section.

PROSPECT PLACE, JUST WEST OF NOS. 1000 ST. MARK'S AVE., BROOKLYN.

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overlooking Lower Bay, handsome suburb in Queens County, with hardwoods, etc. 18th Ave. and 8th St., Brooklyn.

SUBURBAN HOMES—Two-story and attic finish. 211 7th Ave., Brooklyn.

BARGAIN near Brighton Road—8-room house. \$10,000. REIMER & ALLARD, Avenue C and Brighton Road.

FOR SALE—A beautiful block of nine stores and apartments. C. J. SKELTON, owner, 1004 Flatbush Ave.

HAVE FINE CORNER for drugstore to rent; also store fronted flats. HANSEN & KETCHAM, 286 Broadway.

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FOR SALE—30 SECOND FLOOR—3-story brownstone, great bargain. J. M. McMANUS, 4 Court Square.

FOR INVESTMENT—Five three-story brick flats to 100-Chambers St. GRAHAM, 232 1st St.

4% MONEY TO LOAN on real estate 1st and 2d mortgages. MCCORMACK, 41 Court St., Brooklyn.

THOROUGH CRITICAL INSPECTION of my houses. MURDOCK STINE, 4th St., cor. 6th Ave., Bklyn.

\$5,000 HOME can be bought for \$700 down; easy terms. WALLACE & WESTERN, 78 Flatbush Ave.

SELECT APARTMENTS.

BOROUGH OF BROOKLYN.

Select Apartments.

Thoroughly up to date; large, light rooms and bath; extra indoor swimming pool; modern electric light, telephone, bathroom, drop-down parquet floor, rent, \$80 to \$100 per week and 100 to \$150 per month. 100 Flatbush Ave. Brooklyn. J. W. BAKER.

ST. MARK'S HOME to rent, suitable for several families or boarders; 20 rooms, furnished; 24 hours from city; daily mail; hot water; gas; electric light; swimming pool; modern electric light, telephone, bathroom, drop-down parquet floor, rent, \$80 to \$100 per week and 100 to \$150 per month. 100 Flatbush Ave. Brooklyn. J. W. BAKER.

FOR SALE—Ideal country home, in beautiful grounds; 10 acres; 10 rooms; modern electric light, telephone, bathroom, drop-down parquet floor, rent, \$80 to \$100 per week and 100 to \$150 per month. 100 Flatbush Ave. Brooklyn. J. W. BAKER.

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HELP WANTED—MALE.

COLLIERIES and other work requiring experience required and best of references. Apply 28 East 4th St. Wednesday or Thursday morning.

OFFICE BOY in a large, well appointed office of manufacturing company; excellent opportunities for advancement; salary \$100.00 per month. Address L. J. P. O. Box No. 237, New York City.

Wanted—Men and boys to learn plumbing. \$1.50 to \$2.00 per day. First week complete course. Second week for factory information, address COVENE BROS. CO. PLUMBING SCHOOLS, Cincinnati, O. St. Louis, Mo. Employment guaranteed or money refunded.

THREE parties Wednesday morning. ALBERT KELLINCH, Sheppard Ave., East 21st St.

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Agents independent; start a mail order business in your own home; we teach you how to sell; no experience necessary; a profitable business for man or woman; particulars free.

SUBSCRIPTION AGENT wanted; single home; good appearance; well dressed; has had experience in this line; to solicit subscriptions for a new book; for factory information, address THE APPAREL RETAILER, 111 Columbia St., Boston, Mass.

HELP WANTED.

MISS WILSON'S EMPLOYMENT BUREAU, 28 West 33d St., Tel. 3433 Mad. Sq.

FIRST CLASS HELP at Miss Larson's employment office, 38 West 24th St. Telephone, 3044 Madison Sq.

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AN ELEGANT FURNISHED APARTMENT, with private bath, including meals for one, \$20 weekly; two, \$25 weekly; hotel service; private telephone. 100 Flatbush Ave. Brooklyn. J. W. BAKER.

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FURNISHED ROOMS TO LET.

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INTERESTING TO STUDENTS OF ECONOMY. Single Rooms, with Private Bathroom, \$1 per Day up.

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West Side.

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